



**Elliot Heath**  
ESTATE AGENTS

**55 Walton Road**  
Ware SG12 9PF

**Guide Price £850,000**



Elliot Heath are delighted to offer this individual detached four bedroom family home in this highly sought after tree lined residential road just a few minutes' walk of Presdales school, high street amenities and Ware's mainline station serving London's Liverpool Street station. Offering well-proportioned accommodation in need of complete modernisation and with huge scope to alter and enlarge if required, currently comprising two reception rooms, downstairs wc, kitchen and to the first floor four bedrooms and two bathrooms and a separate wc. The mature rear garden enjoys a good degree of privacy and there is a generous frontage to include driveway and large garage with store and wc. Call 01920 293333 to arrange your appointment to view.







## ACCOMMODATION

### ENTRANCE HALL

With double glazed window to front aspect, stairs rising to first floor landing, radiator, doors to:

### DOWNSTAIRS WC

With double glazed window to front aspect, Fitted with a suite comprising low flush wc, wash hand basin, radiator.

### RECEPTION ROOM 25' 4" x 12' 8" (7.72m x 3.86m)

Triple aspect with double glazed bay window to side and double glazed window and sliding patio doors overlooking the garden, three radiators, feature fireplace.

### DINING ROOM 12' 0" x 11' 7" (3.65m x 3.53m)

With double glazed window to rear aspect, radiator.

### KITCHEN 14' 11" x 9' 6" (4.54m x 2.89m)

With double glazed windows to front and rear aspect and door to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, floor mounted boiler, builtin storage cupboards.

### FIRST FLOOR LANDING

With double glazed windows to front aspect, radiator, two built in storage cupboards, doors to:

### BEDROOM ONE 14' 11" x 11' 11" (4.54m x 3.63m)

With double glazed bay window to front aspect, radiator, door to:

### EN SUITE SHOWER ROOM

Fitted with a suite comprising shower cubicle, wc and wash hand basin.

### BEDROOM TWO 16' 11" x 11' 8" (5.15m x 3.55m)

With double glazed window to rear aspect, radiator.

### BEDROOM THREE 14' 2" x 10' 0" (4.31m x 3.05m)

With double glazed window to front aspect, radiator, built in storage cupboard.





#### BEDROOM FOUR 12' 1" x 11' 7" (3.68m x 3.53m)

With double glazed window to rear aspect, radiator.

#### BATHROOM

With double glazed window to rear aspect, Fitted with a suite comprising panel enclosed bath and wash hand basin.

#### SEPARATE WC

With double glazed window to rear aspect, low flush wc.

#### OUTSIDE

The property benefits from a generous frontage with ample off street parking with shingle borders leading to a lawned area with shrub orders, gated access to the rear. The rear garden is mainly laid to lawn with mature shrub and tree borders providing a high degree of privacy.

#### GARAGE 29' 11" x 11' 4" (9.11m x 3.45m)

Large double width garage with window to rear aspect and up and over door, storeroom and wc.

#### EPC

EPC to follow.

#### AGENTS NOTE

These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars but such accuracy cannot be guaranteed and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.













**Walton Road, SG12**  
Approximate Area = 183.38 sq m / 1974 sq ft  
(Including Garage & Store)  
Approximate Garage & Store Area = 30.84 sq m / 332 sq ft

Key :  
CH - Ceiling Height



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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